SRI POWER INFRA & SURVEYORS ASSOCIATE

CHARTERED ENGINEERS & VALUERS

Er.SRINIVASA RAO.G
BE., B.Tech., M.B.A.,I.R.P.M.,M.I.E.,C.E.,F.I.V.
Chartered Engineer
Govt.Regd Value for Income Tax/Wealth Tax

D.No.44-22-42
Ramalayam Street
Railway New Colony
Visakhapatnam-530016

Ref. No.	**V/Val/ARM/132/2025**
ITEM	VACANT SITE
Borrower of the Loan	**Smt. SURAPANENI BHRAMARAMBHA,** **W/O. PEDDIRAJU,** **KURELLA GUDEM, AMBERPETA MANDAL,** **ELURU DISTRICT** **ANDHRA PRADESH**
Assigned By	**CANARA BANK** ARM BRANCH, VIJAYAWADA
Purpose of Valuation	Canara Bank, SARFAESI Valuation Purpose
Date of Visit	22.12.2025



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ANNEXURE – 12

VALUATION OF VACANT SITES/ RESIDENTIAL PLOT / COMMERCIAL SITE / LAND REPORT ON VALUATION

Ref. **V/Val/ARM/132/2025** Date : 30.12.2025

I. GENERAL

1.	Name of the reported owner(s) and his/their address(es) with Phone No.(details of share of each owner in case of joint ownership) and address with phone number	:	**Smt. SURAPANENI BHRAMARAMBHA, W/O. PEDDIRAJU, KURELLA GUDEM, AMBERPETA MANDAL, ELURU DISTRICT ANDHRA PRADESH**
2.	Purpose of Valuation	:	SARFAESI Valuation
3.	a. Date of Valuation b. Date of Inspection	: :	30.12.2025 22.12.2025
4.	List of documents perusal for produced 1. Registered Sale Deed	:	Reg. Gift Deed No.537/2014 SRO BHIMADOLU
5.	Location of the property	:	
	Plot No.		PLOT NO.11
	Name of Area		
	S.F.No/T.S.No./R.S.No.		RS.NO**. 225/1**
	Village / Block		M. NAGULAPALLI VILLAGE&PANCHAYAT
	Taluk / Ward		BHIMADOLU MANDAL
	Mandal/District/Municipality/ Corporation		BHIMADOLU MANDAL , ELURU DISTRICT, ANDHRA PRADESH
	Postal Address of the Property with Pin Code	:	PLOT NO.11 R.S.NO**. 225/1,** M. NAGULAPALLI VILLAGE&PANCHAYAT BHIMADOLU MANDAL ELURU DISTRICT, ANDHRA PRADESH
6.	Boundaries of the property as per Document	:	Vacant Site Admeasuring 844 Sq.Yds
	East	:	24 ft WIDE ROAD
	South	:	PLOT NO.10
	West	:	24 ft WIDE ROAD
	North	:	PROPERTY OF G. LAKSHMI KANTHAM

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7.	Dimensions of the site East South West North	:	A As per Deed 44-6 FEET 100-6 FEET 106-9 FEET 118-3 FEET	B Actuals 44-6 FEET 100-6 FEET 106-9 FEET 118-3 FEET
8.	Extent of the site	:	844 Sq.Yds	
9.	Extent of the site considered for valuation (least of 8 A & B)	:	844 Sq.Yds	
10.	Latitude & Longitude and Co ordinates of the site	:	16.829303 N 81.26755 E	
11.	Property Tax Receipt referred Assessment No. Tax Amount Rs. Receipt in the name of	:	N/A	
12.	Electricity Service connection consumer No. In the name of	:	N/A	
13	Property is presently occupied by	:	SITE OWNER	

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II. CHARACTERISTICS OF THE PROPERTY

1.	Character of locality	:	Residential
2.	Classification of locality	:	Below Middle class
3.	Development of surrounding area	:	The surrounding areas are not Developed
4.	Possibility of frequent flooding	:	Yes
5.	Accessibility to the civic amenities like school, hospitals, offices, markets, etc.	:	Whitin 10 kms
6.	Level of land with topographical conditions	:	Levelled
7.	Shape of land	:	Rectangular Bit
8.	Type of use to which it can be put	:	Residential
9.	Any usage restriction?	:	Not Known
10.	Tenure of Land	:	Free hold
11.	Plot is in town planning approved lay out?	:	No
12.	Will there be any problem to get drawing approval at a later date	:	No
13.	Corner plot or intermittent plot	:	Corner plot
14.	Ratio between the average depth and width	:	Not Applicable
15.	Road facilities	:	Not Available
16.	Type of road available at present	:	NA
17.	Width of road – Is it below 20' or more than 20'	:	NA
18.	Is it a land locked land?	:	YES
19.	Water potentiality	:	Yes - Ground Water available
20.	Underground Sewerage Systems	:	No
21.	Power supply is available in the site	:	NO
22.	Advantages of the site	:	NA
23.	Disadvantages of the site	:	**NA**

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III. VALUATION

A	Value by adopting GLR		
i)	Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 7,000/-
ii)	Value of land by adopting GLR (844 Sq.Yds x Rs.7,000/-)	:	Rs. **59,08,000 /-**
B.	Value by adopting PMR		
i)	Prevailing market rate	:	Rs.7,500/- to 8,500/-
ii)	Unit rate adopted in this valuation after considering..... the characteristics of the subject plot Value of land by adopting PMR	:	Rs.8,000/-
iii)	(844 Sq.Yds X Rs.8,000/-)	:	**Rs. 67,52,000/-**
C	Extra items		
i)	Compound wall (running mt. X Rs.)	:	Rs.000/-
ii)	Deep bore with motor/open well Gate	:	Rs.000/-
iii)	Power supply	:	Rs.000/-
iv)	Security Shed	:	Rs.000/-

A. Abstract Valuation

Part	Description	Value of adopting	
		GLR Rs.	PMR Rs.
1	Land	**59,08,000 /-**	**67,52,000/-**
2	Extra items		
	Total	**59,08,000 /-**	**67,52,000/-**
	Or Say		**67,52,000/-**
	Factors favouring for an additional value Add (+)		
	Factors favouring for less value Less (-)		
	Present Market Value (F M V)		**Rs. 67,52,000/-**
	Realisable Value		**Rs. 60,76,800/-**

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ANY OTHER DETAILS:

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 67,52,000/-** (**Rupees Sixty Seven Lakhs Fifty Two Thousand Only).** The book value/ Realizable Value of the above property as of 30.12.2025 is **Rs. 60,76,800/- (Rupees Sixty Lakhs Seventy Six Thousand Eight Hundred Only)** and the distress value Rs. **54,69,120/- (Rupees Fifty Four Lakhs Sixty Nine Thousand and One Hundred Twenty Only)**

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Signature

(Panel Valuer)

I. CERTIFICATE

1. It is hereby certified that in my opinion

i) the present market value of the property described in the report above by adopting the prevailing market rate for land is **Rs. 67,52,000/-** (**Rupees Sixty Seven Lakhs Fifty Two Thousand Only).**

ii) The forced sale value of the property is estimated as 20% less than the present market value.

iii) Realisable value of the property is estimated as 10 % less than the present market value.

2. Number of title deed(s) involved in this property is 10 Nos. The relevant document for the subject property in the opinion of this valuer is the Reg. Gift Deed No.537/2014 SRO BHIMADOLU

3. If this property is offered as security, the concerned financial institution is requested toverify the extent of land shown in this valuation report with respect to the latest legal opinion.

4. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I(1).

5. The property was inspected on 22.12.2025 by me in the presence of Chief Manager, Canara Bank, ARM Branch, VIJAYAWADA.

6. The legal aspects were not considered in this valuation.

7. This valuation work is undertaken by the valuer based upon the request from Canara Bank, ARM Branch, VIJAYAWADA.

8. Any other details

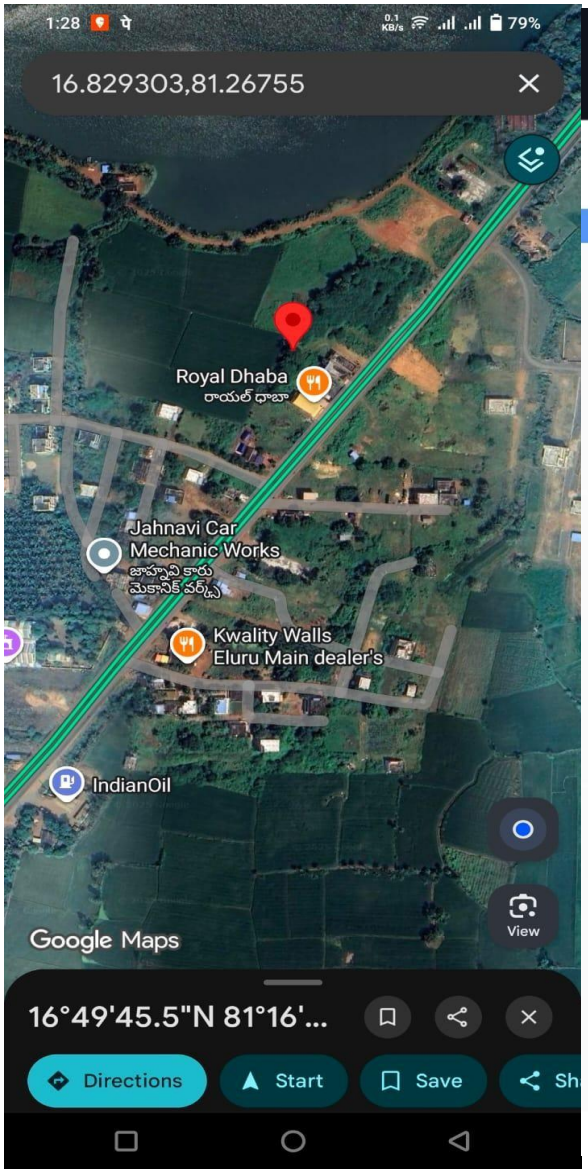
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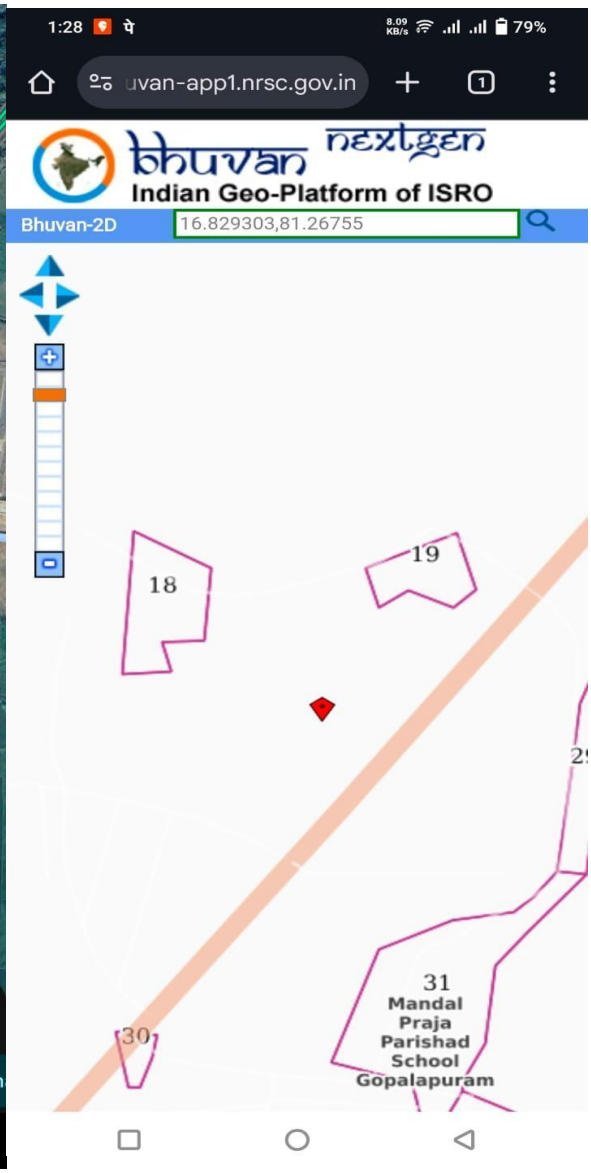
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(Panel Valuer)

Place : Visakhapatnam
Date : 30.12.2025

Note : This report contains 9 No Pages





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GOVERNMENT OF ANDHRA PRADESH

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Composite Gazette

Ward No	Block No	BI-Ward No	BI-Block No	Locality/Door No	Unit Rate	Ground Floor	First Floor	Other Floor	Classificatio
0	8	-	-	LAYOUT SITE	7000	1700	1700	1700	Residential
0	8	-	-	REST ALL	4500	1500	1500	1500	Residential
0	8	-	-	pedalandariki illu	4500	1500	1500	1500	House Sites

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